137.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,800 / 972,800
					USE VALUE:	972,800 / 972,800
					ASSESSED:	972,800 / 972,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVINE J MARTIN & HELEN M/ETAL
Owner 2:	MARTIN J DEVINE REV TRUST &
Owner 3:	HELEN MARY DEVINE REV TRUST
Street 1:	11 VENNER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEVINE J MARTIN--ETAL -
Owner 2:	DEVINE HELEN MARY -
Street 1:	11 VENNER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,315 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Brick Veneer Exterior and 2758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7315.000	397,300		575,500	972,800
Total Card	0.168	397,300		575,500	972,800
Total Parcel	0.168	397,300		575,500	972,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.72 | /Parcel: 352.7

Legal Description

User Acct 87943

GIS Ref

GIS Ref

Insp Date 08/31/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 137.0-0002-0011.0

!10615!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,300	0	7,315.	575,500	972,800	972,800	Year End Roll	12/18/2019
2019	101	FV	335,600	0	7,315.	607,500	943,100	943,100	Year End Roll	1/3/2019
2018	101	FV	335,600	0	7,315.	447,600	783,200	783,200	Year End Roll	12/20/2017
2017	101	FV	339,600	0	7,315.	428,400	768,000	768,000	Year End Roll	1/3/2017
2016	101	FV	339,600	0	7,315.	396,500	736,100	736,100	Year End	1/4/2016
2015	101	FV	302,900	0	7,315.	332,500	635,400	635,400	Year End Roll	12/11/2014
2014	101	FV	302,900	0	7,315.	324,800	627,700	627,700	Year End Roll	12/16/2013
2013	101	FV	302,900	0	7,315.	309,500	612,400	612,400		12/13/2012

PRINT

Date	Time
12/11/20	00:54:15

LAST REV

Date	Time
01/17/18	10:16:32
mmcmakin	
10615	

USER DEFINED

Prior Id # 1:	87943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVINE J MARTIN	70351-443		12/7/2017	Convenience	10	No	No		
	12598-189		3/8/1974		54,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	818	Re-Roof	12,760					Strip and re-roof.
7/13/2007	566	New Wind	7,952	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	Info At Door	HS	Hanne S
11/11/2008	Meas/Inspect	336	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7315		Sq. Ft.	Site		0	90.	0.87	10									575,503						575,500	

Total AC/HA: 0.16793 | Total SF/SM: 7315 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 575,503 | Spl Credit | Total: 575,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	15
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18083918
Const Adj.:	1.00635934
Adj $ / SQ:	148.544
Other Features:	90645
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513797
Depreciation:	116478
Depreciated Total:	397319

COMMENTS

LOC=HIGHWAY. OF=SINK IN BMT & XTRA FIXTURE IN 1 BTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

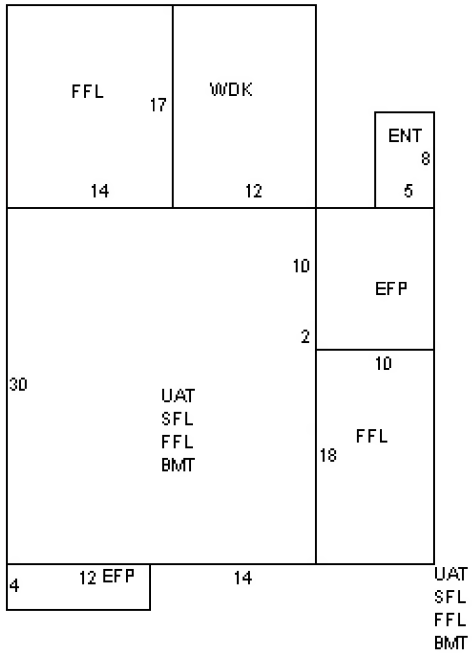
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	3	M
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,198	148.540	177,955
BMT	Basement	780	66.290	51,704
SFL	Second Floor	780	148.540	115,864
WDK	Deck	204	10.970	2,238
UAT	Upper Attic	195	103.980	20,276
EFP	Enclos Porch	168	43.710	7,343
ENT	ENTRY	40	26.570	1,063
BMT	Basement			
	Net Sketched Area:	3,365	Total:	
Size Ad	1978	Gross Are	3950	FinArea 2758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.40
Special Features:	0	Val/Su Net:	118.07
Final Total:	397300	Val/Su SzAd	200.86

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc